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Organization:

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Comments: For 20 years, I have owned and lived in a home on Hilltop Parkway, uphill from the proposed USFS/City of Steamboat Springs 84-unit housing project. In that time, many housing and commercial units have been built along or adjacent to Hilltop Parkway, dramatically increasing traffic.

As traffic is often backed up through downtown Steamboat, many vehicles, including large construction trucks, use Hilltop Parkway as a bypass. On Hilltop, there are driveways into businesses and homes (Yampa Valley Bank, Phillips 66 gas station, Fox Springs Creek homes) located very close to US40. One must now use extreme caution when turning onto Hilltop from US40 due to vehicles turning into these driveways and the increased overall traffic.

If the entrance to the proposed 84-unit housing development is added to the existing Hilltop driveways close to US40, the hazards at the Hilltop/US40 intersection could increase substantially. I urge planners to consider:

(1) traffic safety impacts when siting access to this proposed development, placing it well away from US40 and the existing driveways mentioned above; and

(2) a reduction of the number of proposed units to avoid large daily traffic increases on an already busy road.

Thank you